

Notes from Group 5

Please note, the following notes were typed up directly from the flip chart notes taken at the meeting. City staff are currently working to identify consistent concerns and common themes, which will be posted separately.

Where does density/growth make sense?

- Sustainable goals: need to get houses near public transit, improve both the station area and the corridor
- Keep in mind, density is coming no matter what.
- Is it dense enough? (NC2-40 high enough?)
- Want more info re: zoning in general

- Implementation matrix is important.
- Any rezoning should include El Centro (to allow for Performing Arts Center uses)

Station area needs a more sophisticated/realistic approach to parking management to:

- Better manage (not just restrict) available public on-street parking resources
- Protect commercial interests and ensure availability of parking for customers, as well as residents
- Allow for shared parking where available (for example: El Centro)
- Identify opportunity for strategic reservoirs of parking to support the station area businesses, residents and commuters (look to Boulder, CO for examples of parking mgmt strategies and parking facilities)

Pedestrian and bike connections

- end of I-90 bike trail (jungle)
- continuation of sound to mountain trail

Affordable housing (2X more!) - double residential and occupancy of the hill

Mixed use (hospital to new commercial development)

- restaurants
- destination
- need more people (a critical mass to support existing and new, desired shops, services, entertainment and restaurants)

Questions: What makes your neighborhood the place you've chosen to work, live, or shop? *Follow up:* What would make it better?

How do think housing will change on Beacon Hill in the future and what kind of housing do you think will benefit Beacon Hill as new residents arrive? Changing housing costs could potentially affect some residents—where and for whom do you see the greatest potential challenge?

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What unique character of your commercial district gives it its identity and what would you like to see preserved? *Follow up:* What types of goods, services and employment would you like to see near the transit stations, in your local business districts and accessible to the community?

- Need to preserve Beacon Hill asset: proximity to downtown and still relatively affordable.
- Better mass transportation
- east/west bus connections
- circulator service
 - 38 connection to I-90 flyer stop
 - SLUT on 36 route (expand streetcar citywide - ID historic streetcar routes)

Bike path extension

Business Development

- Festival street / destinations
- Better "Main street" style development (mom & pop, boutique, small commercial spaces, not bombarded by big business, nurture local/independent businesses)
- Unique, micro businesses. Local. Human-scale.
- Focus on the cultural relevance of businesses – reinforce food and the arts (as the basis for a district identity, destination)
- Market/Arcade (i.e., Pike Place, Uwajimaya)
- Zoning to allow performing arts, food...
 - El Centro
 - Other property...
- Pedestrian centered businesses
 - ground floor retail
 - office above

Built Environment

- Form
 - ID "character" of neighborhood; ID context-sensitive development standards but be careful of "cookie cutter"
 - ID examples of "beautiful" high intensity buildings
 - Vancouver examples: False Creek, West end, Yaletown
 - 30 stories
 - small scale?
 - 15th Ave. E. – 1 to 3 stories. NC 40' height
 - Careful of "street walls" – variegate heights
 - Good transitions, higher at corridor/nodes/near parks & open space – step down to surrounding areas of lower intensity
 - Attention to façade details – pedestrian oriented design/development standards
 - Consider garage size, location, number of doors
 - Main Street style residential and mixed use building forms

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- Facilitate the development of intelligent re-zoning
 - context-sensitive
 - incentive zoning (for small business, energy efficient housing & buildings/green building technology, affordable housing)
 - allow accessory dwelling units (good way to increase housing stock at low cost and increase density without changing essential character of the neighborhood)
- Edges/Transitions
 - focus density and intensity to:
 - Main Street corridor (along Beacon)
 - station areas (central business core)
 - around parks/open space, and
 - other nodes of activity (around VA hospital to Alaska/Columbian Way – make a better link along Beacon between station area Alaska/Columbian Way)
 - taper heights as buildings approach single family areas
 - discrete changes only in single family areas (allowing cottage housing/ADUs/ or allowing multiple units in buildings that look like single family homes or flex housing that can change with occupant needs; avoid dramatic changes in character)
- Uses
 - businesses in homes
 - flexible spaces (especially along corridors that allow ground floor spaces to be either residential or commercial)
- Zoning
 - Multifamily – L zoning – Lowrise Recommended
 - Neighborhood commercial L./NC 40 zoning down Beacon – more attention to linking Beacon Hill Station with commercial area at the intersection of Alaska & Columbian (create a hierarchy of core activity areas)
 - Baseline: NC-40 in station area/corridor (Affordable housing, green/energy efficient building, local/small business space, other incentives: NC-65)
 - Flex zoning - 1st floor allow residential or commercial – for different economic times, growth of city.

Acknowledge driving

- Parking issue
- Garages – underground or up
 - Rent
 - Incentive issue
 - Creative solutions
- Underground parking as alternative to pedestrian zone
- Flexible parking space – as market, etc.
- Lack of sidewalks – between Beacon and Rainier Valley

Parks

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- Lack of kids' play areas
- City-block size parks within walking distance
- Pocket parks
- Docs: 17th Ave S & S Walker, Lt. Rail station
- Park locations (*ID City-owned property)
 - Stephen's Triangle park (on Beacon)
 - El Centro
 - Want a Lander St., Festival St., permeable street, update

Transit Fares

- Transferable passes between modes
- Day pass (universal – all modes, bus, ferry, LRT, streetcar). Could be higher price. Especially good for tourism.

Group 5 summary

- Make the neighborhood a destination (not a dormitory).
- Great opportunity to do it right (Innovative and sensitive – think outside the box of zoning – intelligent zoning).
- Be sure the community has a seat at the table during decision making; improve the sense of partnership between city and neighborhood; build trust and collaboration
- El Centro/S. Lander Festival St.
 - heart + soul of the neighborhood.
 - Icon – historic building.
 - Be sure to include in urban village boundary (**especially important to rezone to allow performing arts uses**)
- Zoning
 - Extend commercial zoning along the Beacon Ave S corridor past Jefferson Park to link station area with Alaska Way/Columbian
 - With height* incentives for:
 - Affordable housing
 - Building energy efficiency/Green design
 - Aggregated open space
 - Flexible 1st/Ground floor zoning (commercial and residential).
 - Variable heights
 - *Lack of agreement on height*
- Transportation (+ transit).
 - Buses + Streetcar
 - Frequent service
 - Connections to destinations
 - Universal transit pass
 - Pedestrian connections.

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- Parking – Sophisticated management strategies/tools